

## Show Home

2,107 Square Foot  
Walk-Out Bungalow

3 Bedrooms + Den

3.5 Bathrooms

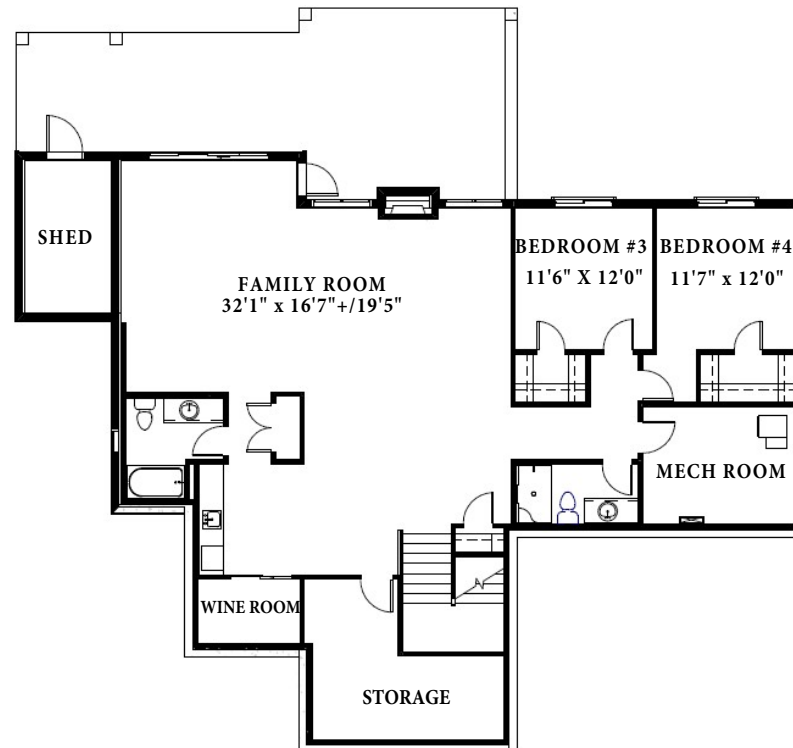
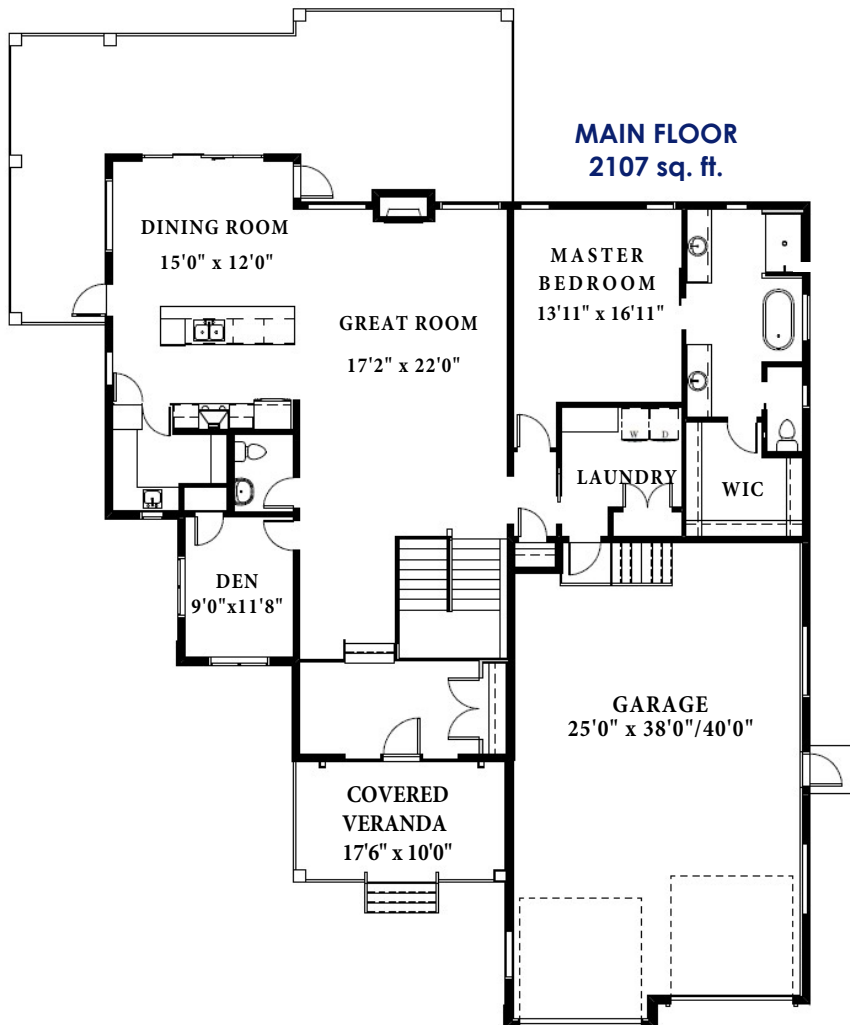
Attached Garage

25' x 38'/40'

# Red Deer

## 79 Everson Close

SQ FT: 2,107 WIDTH:58'/66' LENGTH: 84'



See Back For  
Details

### Exterior Features:

- Upgraded Exterior Finishes
- Limited Lifetime Architectural Shingles
- Tyvek Home Wrap System
- 7/16" OSB Roof Sheathing
- Covered Veranda 17'6"x10' with Composite Decking & Aluminum Railing
- Fully Covered Wrap Around Rear Deck Weatherdek & Aluminum Railing
- Stamped Concrete Patio
- Two Gas Lines to Deck
- 4 Garage Dry Sump
- Garage Doors with Windows and Keyless Entry
- Epoxy Floor in the Garage
- 220V Plug in Garage
- Exposed Aggregate Concrete Driveway & Sidewalk
- Fully Landscaped
- Built in Shed Under Rear Deck

### Construction Features:

- Shut Off Valves on all Sinks, Toilets & Exterior Taps
- Sun Stop Triple Pane Low E Argon Filled Windows with Black Exteriors
- Drip-Free Bathroom Fans
- Waterline to Fridge
- Roughed-in Vacuum System
- Upgraded Insulation R22/R60 in Ceiling
- R24 Insulated Rim Joists
- Exterior Electrical Outlets in Soffit
- Hot Tub Wiring Installed
- Painted MDF 4" Baseboards and 3" Casing
- 16" on Center Silent Floor System
- 3/4" Premium Subflooring; Glued and Nailed
- High-Efficiency Furnace with HRV
- Navian Tankless Hot Water System
- Complete In-Slab Heating

SQ FT: 2,107

WIDTH: 58'/66'

LENGTH: 84'

Lot Size: 46'x134'

Lot Value: \$254,900

### Interior Features:

- 9' Ceilings on the Main Floor
- Vaulted Ceiling and Rake Windows in the Great Room
- 8' Ceiling in Basement
- Upgraded Flooring, Woodwork and Lighting Package
- Hidden Pantry Door to a Butler's Pantry
- Upgraded Counter Tops in Kitchen and Bathrooms
- Appliance Package
- Window Coverings
- 1 Main + 1 Accent Colour of High Quality Paint
- Full Height Porcelain Kitchen Backsplash with Pot Filler
- Ensuite has a Curbless Shower and Freestanding Tub
- Wire Shelving in Pantry and Closets
- Developed Basement
- Wet Bar and Wine Room with Glass Sliding Doors
- Gas Fireplace on Main Floor and Basement with Accent Features
- Overhead Heater in Garage

**Purchase this home today : \$1,399,000**

(Including Lot & GST)

TrueLineHomes.com

403.341.5933



December 8, 2025